



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Zoning Board of Adjustment Public Hearing Notice

July 14, 2015

7:30 pm @ Community Development Office

Agenda

1. Call to Order

2. Public Hearing

Lot 11-A-1415, 15-2015

Owner/applicant – Michael Boutin & Stefanie Snow (Boutin)

Location – 7 Pilgrim Road

Zone – Rural, Wetland & Watershed Protection District

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to allow an addition of a mud room, garage and wood shop.

Section 401 to allow an increase the extent of the non-conforming use or structure.

Section 406.2 to allow an increase in the volume and foot print of the structure.

Section 702, App. A-1 to allow the new addition to be 15' 6" from the side lot line, where 30 ft. is required.

Lot 17-J-104, Case # 21-2015

Applicant: Joseph Maynard/ Benchmark Engineering, Inc.

Owner: Roberts Family Trust

Location: 15 Rocky Ridge Road

Zone: Residence A – Cobbetts Pond & Canobie Lake Watershed Protection District (CPCLWP)

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to raze the existing dwelling and allow the construction of a new dwelling.

Section 401 to allow an increase in the extent of the non-conforming use or structure.

Section 406.2 to allow an increase in volume from 10,900 cu. ft. to 12,600 cu. ft. and an increase in footprint from 984 sq. ft. to 1,220 sq. ft.

Section 702, App. A-1 to allow frontage of 50 ft. where 175 ft. is required, lot area of 6,856 sq. ft. where 50,000 sq. ft. is required, to allow side setback of 9 ft. where 30 ft. is required, rear (lake) setback of 12 ft. where 50 ft. is required and front setback of 26 ft. where 50 ft. is required.

Lot 17-I-111C, Case #22-2015

Applicant: Joseph Maynard, Benchmark Engineering, Inc.

Owner: David & Linda Latta

Location: 23 Walkey Way

Zone: Residential A & Cobbetts Pond & Canobie Lake Watershed Protection (CPCLWP) & Wetland & Watershed Protection District (WWPD).

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is needed to raze the existing structure and to allow construction of a new dwelling.

Section 401 to allow an increase in the extent of the non-conforming use or structure.

Section 406.2 to allow an increase in volume from 7,215 cu. ft. to 28,062 cu. ft. and an increase in footprint from 962 sq. ft. to 1,330 sq. ft.

Section 601.3 to allow a dwelling to be constructed in the WWPDP.

Section 601.4.6 to allow a septic system to be 50 ft. from the WWPDP where 100 ft. is required.

Section 601.4.8 to allow the construction of the dwelling without a special permit from the Planning Board.

Section 601.4.8.3 to not require evidence that the WWPDP disturbance is the minimum possible.

Section 601.4.8.4 to not require WWPDP markers

Section 616.6.4.1 to allow a driveway within the 75 ft. buffer.

Section 616.8 to allow some of the 100 ft. buffer to be disturbed.

Section 616.9 to the septic system to be 50 ft. from hydric-B soil where 75 ft. is required.

Section 702, App. A-1 to allow frontage of 70 ft. where 175 ft. is required, lot area of 4,650 sq. ft. where 50,000 sq. ft. is required, to allow side setback of 9 ft. where 30 ft. is required,) and front setback of 26 ft. where 50 ft. is required.

Lot 24-B-5, Case# 24-2015

Applicant –Colin Walker III

Owner – Walker Family Rev. Liv Tr., Colin J. & Clair Walker, 2631 Engle Drive, Melbourne, FL 32940

Location – 137 Lowell Road

Zone – Rural District

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is needed to allow the installation of a 28 ft. above ground pool.

Section 501 to allow the installation on non-conforming lot.

Section 702, App. A-1 to allow the installation of an above ground pool to be 15 ft. from the rear lot line, where 30 ft. is required

Lot 7-A-781, Case # 26-2015

Applicant/Owner - Jeff Hodgdon, Colonel (Ret) USAF

Location - 27 Endinburg Road

Zone: Rural District

Variance relief is needed from the following section of the Town of Windham Zoning Ordinance and Land Use Regulations to allow the installation of a 10 ft. tall fence.

Section 710.3.1 to allow a fence to be 10 ft. tall where 6 ft. is allowed.

3. Review and Approval of Draft Minutes of 5-26-2015, 6-9-2015 & 6-23-2015

4. Discussion – alternate terms of office and surveyor stamps/plot plans.

5. Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday, 8 AM – 4 PM.